

More fortunes are accumulated from the rise in Real Estate values than all other causes combined. Buy land, put your saving into land--ANDREW CARNEGIE.

Real Estate is the best investment for small savings. More money is made from the rise in Real Estate values than all other causes combined.--W. J. BRYAN.

Every person who invests in well selected Real Estate adopts the surest and safest method of becoming independent.--T. ROOSEVELT.

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Rockbridge Realty Corporation

OFFICE: FIRST NATIONAL BANK BUILDING, MAIN ST.
LEXINGTON VIRGINIA

The following desirable Farms and Town Property offered for sale. Located in Lexington and Rockbridge County, Va.

HISTORIC LEXINGTON: A center of education and culture, seat of Washington and Lee University and the Virginia Military Institute. The one enjoys the unique distinction of having been endowed by George Washington and administered by Robert E. Lee; the other, often called the "West Point of the South," is rich in the memories of "Stonewall" Jackson. Excellent High School, four strong Banks, five white and two colored Churches, two Railroads, a population of 4,000, including nearly 1,000 young men at the two institutions. Nearly 1,200 feet above sea-level, healthful and invigorating climate, average summer temperature 72 degrees, low cost of living, on the National Highway from New York to Atlanta.

ROCKBRIDGE COUNTY: Situated in a picturesque valley between the Alleghany and Blue Ridge Mountains, being a portion of the famed Shenandoah Valley of Virginia, and about one hundred and fifty miles from Washington City. Good farming lands, stock raising, blue grass, fine fruit, excellent springs. Thrifty people, flourishing schools, numerous churches, good roads, equable climate, attractive summer resorts, including Natural Bridge, Rockbridge Alum Springs, Goshen Pass, Rockbridge Baths and Wilson's Springs.

Parties living in other States would do well to write for information.

All properties listed with us are widely advertised without cost to owner, whether we make sale or not.

Read carefully the following lists:

- No. 1** Residence \$2,000
A nice new home on Houston street, Lexington, Va. House has 6 rooms and lot is 75x300 feet. If you want a nice home or an investment you had better see this property. The price is only \$2,000. Terms to suit purchaser.
- No. 4** Will Sell at Once \$5,000
An elegant, well-built 8 room house in Lexington, Va. Good residential section, splendid lawn and nice shade trees. About two acres of land goes with this property. This is a splendidly built house and one of the very nicest homes in town.
This property is complete in every way and has all the necessary outbuildings. This property will not be on the market long for the price is only \$5,000 and no hurry for the money.
- No. 5** Suburban Property \$2,250
Fifteen acres of good land, only 200 yards from the corporate limits of Lexington, Va. Large oak trees, beautiful shade. Splendid location to build a home. No buildings except a good stable. 200 assorted fruit trees. Land adjoining sold recently for \$500 an acre. This is certainly a bargain. If sold at once \$2,250 will buy the property.
- No. 6** See Us for Price
Good brick building on Main street, Lexington, Va., right in the business section. Nine rooms up stairs, two store rooms on first floor and both are occupied. Good brick building in the rear for storage. Will rent for 15 per cent. of price asked. Owner is going to sell this property, so if interested look up this bargain at once.
- No. 7** \$1,000 Less than Cost to Build
Large brick residence on Main street, close to the business section, on large lot facing on two streets. A good stable. This is a splendidly built house and is cheap at the price. Owner is a non-resident is why this property is on the market. The price is only \$3,600. Better look this up at once.
- No. 8** This is a Money-Maker
Two splendid lots with a well of good water. Can be divided into smaller lots. This is valuable property and a money-maker. Call and ask us about this property. The price is only \$1,250.
- No. 9** Less Than \$36 an Acre
A splendid farm of about 300 acres 2 1/2 miles south of Lexington, Va., right on the National Highway. Splendid brick residence containing 11 rooms, barn and usual outbuildings. Land is natural blue grass suitable for farming and grazing. The place is fairly well fenced. Good spring and cistern and farm well watered by springs. Most of the land is now in blue grass and affords splendid pasture. It is not often such desirable property is on the market and this place is well worth looking up at once. There may be over 300 acres at the low price of \$10.75. One-half cash, balance to suit.
- No. 11** Buy This While Low
This is a farm of 135 acres and only two miles from Lexington, Va. One hundred acres cleared, balance in timber. This timber is worth more than \$1,000. Good level farming land and machinery can be used on every foot of it. There are no buildings on the property. If you want a tract of this number of acres and will give this a look you will buy. This is fine land and the price is right. Only \$8,400.
- No. 12** Business Property \$2,500
Good two-story building on Main street, Lexington, Va., lot 30x265 and facing on two streets, running from Main to Jefferson street. Large cellar and corner property. Suitable for factory or store with rooms for residence above. Size of the building 25x50. The property is in good condition and in a splendid neighborhood. Look at this, as it will pay you to buy it when you can do so for only \$2,500.
- No. 13** Residence \$2,250
A good 6-room residence on Taylor street, Lexington, Va. Splendid lot, 100x145 feet. Good stable for three horses, wagon shed, wood house and all usual outbuildings. A number of nice fruit trees in bearing. Also nice lot of bearing grape vines. Good neighborhood. Good streets and good pavements. Convenient to business section. This is a nice, pleasant home, and you should see it before buying. Owner will sell on terms to suit the purchaser. Price, \$2,250.
- No. 14** 50 Acres at \$45 per Acre
Here is a piece of property that will make a nice little farm for someone. The tract contains 45 or 50 acres of good farming land, all in grass, and if purchaser desires it, owner will sell a few acres more of cleared land, timber land or both. Machinery can be used on all this land. An orchard of three acres is fairly well. No buildings except a small house of three rooms, in fair condition. Good spring at the house, and another good spring on the place furnishing plenty of water. About 10 miles from Lexington, Va., good roads, close to schools, churches and stores. R. F. D. Mail. Good neighborhood. Look after this at once. Price low at \$45 per acre.
- No. 15** New Residence \$1,500
Good new 6-room house, with good cellar, in a good section of Lexington, Va. Nice yard, shade trees and good lot, 50x195 feet. This is a good property and close to business. This property should sell right away at \$1,500.
- No. 16** Good Home \$1,200
Nice new 5-room house and lot on Sycamore street, Lexington, Va. Nice porch, yard and shade. This is an attractive little home and will not be on the market long, because the price asked is only \$1,200. Property is now rented.
- No. 17** Residence \$1,000
Here is a 7-room residence which is a good investment. This house is in good repair; has a nice lot, yard and shade trees. This property is rented all the time and is certainly well investigating, as the owner will sell it for \$1,000.
- No. 18** Small House \$900
How would you like to buy this property? A new house with 4 rooms on Fuller Avenue, Lexington, Va. Nice

- lot and house now rented. This is a good home and before you rent or buy you should see it. The price is right at only \$900.
- No. 21** Edmondson Ave. Lot \$750
A splendid lot on Edmondson Avenue, Lexington, Va., 75x175 feet. The very place to build a home. There is a nice residence on each side of this lot making it a pleasant place to live. A good concrete walk right up to the property. Low price at \$750.00. Look at this lot.
- No. 22** Edmondson Ave. Lot \$700
Another nice building lot on Edmondson Avenue, Lexington, Va. This lot is 70x200 feet, this gives lots of room and makes it desirable property. The adjoining lot has a nice residence occupied by the owner. This is a pleasant place to live. The owner wants \$700.00 for this lot.
- No. 23** Edmondson Ave. Lot \$600
Two more nice lots on Edmondson Avenue, Lexington, Va., suitable for building purposes. Nice location. Lots 70x175 feet each. You had better take a look at these for you can buy them for \$600 a piece.
- No. 24** Residence Lot \$650
Here is a valuable property and well worth the money. Look at the size of the lot, 75x325 feet. This gives plenty of space for a residence and all outbuildings without crowding. \$650.00 is the price and it is low. This lot is in a good section of town, corner Main and Wallace streets, Lexington, Va.
- No. 25** Two Lots each \$750
Two splendid lots for building, each 70x150 feet, located on Jordan street, Lexington, Va. These lots are adjoining, are in a splendid part of town, well built up section, and someone will buy them soon on account of the price and general surroundings. Look this up. Price is \$750.00 each.
- No. 26** Business Lot on R. R. Switch
A vacant lot with R. R. switch already built. An ideal location for a coal or wood yard, and the handling of lumber, grain, ties, bark, fertilizers and machinery. This is by far the cheapest piece of property of its kind in Lexington, Va.
- No. 27** Last Vacant Business Lots
Four lots on Nelson street fronting 30 and 25 feet each adjoining Davidson Bros. These lots are offered at one half what adjacent property is held at. All indications point to this as the most valuable vacant property in Lexington today.
- No. 28** Water Power Roller Mill
Anyone wanting a good water power Roller Mill with residence and 6 acres of land in a splendid section of country had better look at this. The property is 6 miles from Lexington, Va., on a good road and in one of the best kind of farming sections. This is an 18 barrel mill and the machinery is new. Is a flour and feed mill. The building is in good repair. Good brick house of 11 rooms, 2 acres in orchard, all kinds of fruit, good spring and well, also stream of water on the place. Fine bottom land. High school 200 yards from house and churches close. No mill within 20 miles of this one going north-west, which is a farming section. Possession given at once. Price \$5,000. Terms to suit.
- No. 29** The "Old Irvine House"
Valuable Hotel or boarding house property in the Court House square. This is well known property fronting 116 ft. on Washington street. It is offered at a bargain price. Ask us about this property.
- No. 30** Lots in "Lexington Heights"
Two desirable building lots in "Lexington Heights." These lots are 30x120 feet each and are adjoining. One is a corner lot and both front on the main street. Beautiful view, nice place to build. Ask for price.
- No. 31** Farm of 146 Acres
Here is a nice farm and a place well worth the money. Farm of 146 acres with about 20 acres in timber, only half mile from main road and about 10 miles from Lexington, Va. Good 8 room house, barn, stable and necessary outbuildings. Blacksmith shop and tenant house. Good spring and good fruit. Good land and crops well. Fine neighborhood, close to churches, schools, store and post office. Possession given at once. An estate must be settled is why this farm is on the market. It will pay you to look at this farm before you buy. Write or ask us for price. You
- will find price reasonable. Let us hear at once.
- No. 32** Fine Farm \$10,000
Here is a fine farm and well worth your attention. The farm contains 304 acres, lies well, and a large portion of it is in grass. Seven room house, good barn, and stable for 8 horses. Plenty of fruit. Two hundred thousand feet of good timber. This desirable farm is only one mile from the City of Buena Vista, Va., a thriving little city of 3200 population, with good schools, stores and factories. The Southern Sanitary, a successful school for young ladies is located at Buena Vista. This farm with all its advantages is well worth your attention, and is a bargain at \$10,000. Let us show this farm.
- No. 33** West Lexington Cottage
Any one wanting a nice little home will certainly be interested in this property. A nice new frame, 4 room cottage in West Lexington, Va. Size of lot 60 x145 feet. Fruit of all kinds. Only 10 minutes walk from town. This is a splendid opportunity to buy a good home. The price is reasonable and will be given on application.
- No. 34** Residence Property \$2,250
Nice residence property close to business on Sycamore street, Lexington, Va. Good frame house with porch and shade trees. House has 5 rooms and kitchen, stable, wagon shed and necessary outbuildings. Splendid lot 65x192 feet. Good garden. This property rents well. Call to see us and we will show this house. The price is \$2,250 on suitable terms.
- No. 35** Residence Lot with Fruit
Good 6 room house with cellar on Jordan St. Lexington, Va. This property is in a good residential section and is rented all the time. The place is in very good repair. This is good property and in a part of Lexington which is being rapidly built up. An elegant lot 60x225 feet. Plenty of fruit. Nice yard and porch.
- No. 36** Main Street Home
Nice home in good repair on Main street, Lexington, Va. House has 11 rooms, furnace, electric lights, bath, good cellar, garden, yard, nice porches. Splendid place for residence and boarders. This property has lately been put in thorough repair. Call and ask about this home.
- No. 37** House and 4 Acres \$950
Good 6 room frame house, stable and outbuildings, 4 acres of land, plenty of fruit, 6 miles from Lexington, 5 miles from Buena Vista, 2 miles from store and depot. R. F. D. mail. Persons who know this property say it is well worth the money. Owner is moving to another county and wants to dispose of it. Price \$950. The house alone is worth the money.
- No. 38** Splendid Farm 321 Acres
Any person wanting a splendid farm had better read this carefully. Such a farm is not often on the market. This one has 321 acres, 6 1/2 miles from Lexington and Buena Vista, Va., one half mile National Highway. 24 acres in timber, R. F. D. mail, machinery can be used on any of this farm. Good spring and water in every field, 5 acres in good fruit. Fine for hay and grain. Eight room brick house with good cellar, good barn and stable, all outbuildings, tenant house. Farm in good state of cultivation. We considered this farm very reasonable at the price which is only \$12,500.
- No. 39** House and 10 Acres
A nice home not more than 3 miles from Lexington, Va. It is not often that such a place as this is for sale. A 7 room frame house in fair repair, 75 fruit trees variety of fruit, garden, yard, porches and outbuildings. This tract contains 10 acres, just the right size for a nice little home. All the land is good. Close to the National Highway. We will not have this long. The owner lives in town is the reason for selling. Price \$2,200.
- No. 40** Valuable Residence
Valuable 6 room residence close to the Post Office in Lexington, Va. Large lot about 60x250 feet, corner property, stable for 4 horses, buggy shed, shed, fine garden, easily rented for good investment on the money. Good reasons for disposing of this property. Call to see us and get the price, which is reasonable.
- No. 41** Farm of 343 Acres
We have a good farm of 343 acres for sale situated in Orange County, Va.,
- seven miles from Orange Court House one mile from railroad. Five room house and all outbuildings, good soil, 150 acres in cultivation, 193 acres grazing and timber. In order to settle an estate this property will be sold at a bargain. Ask about this.
- No. 42** Splendid Farm of 360 Acres
A splendid farm of 360 acres in Rockbridge County, Va., between 3 and 4 miles from Lexington, 10 1/2 miles in timber, 200 acres nice farming land. The place is well watered. Two fine young orchards, bearing, nice pear trees, grapes in fact there is plenty of fruit. This land is fine for wheat and corn. Very good grain. Very good road, and good market. There is a large quantity of gravel lime stone on the place which has been pronounced as fine quality as can be found anywhere for commercial lime. If too large, the farm can be easily divided into two farms. Good frame and brick house of 9 rooms, tenant house, outbuildings, large bank barn and good stable. It is not often that such desirable property is on the market. Price \$15,000.
- No. 43** A Rare Bargain \$20,000
A fine farm of 204 acres 6 miles from Lexington, Va., on a good road. 18 acres of excellent timber, balance in fine state of cultivation, no trouble to use machinery on all the land, well fenced and well watered. The average crop on this farm is 1200 bushels wheat, 75 tons hay, 1000 bushels corn. No better quality of land anywhere. Such a farm is not often for sale. Plenty of good fruit, splendid 8 room brick residence and all other buildings. The owner is not hunting a buyer for this fine farm but will sell it if a buyer wishes it. The price is \$20,000 and worth the money.
- No. 45** Desirable Business Property
There is no more desirable store room in Lexington than this one, which we offer for sale. This building is situated on Nelson street in a very fine business section of the town. The store room is 26x36 feet inside with a room of the same size above, and a good cellar. This property is rented now and there is no trouble to keep it rented all the time. Situated directly between Main street and the site purchased for the new Post Office building. Stores are very scarce, and in great demand in Lexington. See us at once and we will name price.
- No. 47** Farm Near Lexington
Here is a nice farm of slightly over 100 acres less than 4 miles from Lexington, Va. Is splendid for grain and grass, and a good quality of land. Plenty of cleared land to work and sufficient timber for the farm. Frame house of 6 rooms and outbuildings. Fruit and water. This is a splendid little farm and can be bought at a reasonable price. Let us show you this property.
- No. 48** Edmondson Ave. Lots
Two nice building lots on Edmondson Avenue, Lexington, Va. These are very desirable lots. Size 75x175 feet. Building lots are getting scarce here every day and you had better look at these. They adjoin each other. Will sell one or both. Good location, good neighborhood, good pavement. Call for price.
- No. 50** Lexington Residence \$2,750
Nice home in Lexington, Va., 6 rooms, good location, fine garden, nice yard, splendid lot 50x290 feet. Close to new Post Office site. A pleasant place to live. Low at the price, \$2,750. For sale because owner lives at a distance.
- No. 51** Lexington Heights Lot
Nice residence lot Lexington Heights. Can be divided into two lots. Size 64x175 feet. Price \$110.
- No. 52** Desirable Residence Lot
Large and very desirable residence lot on Jefferson street, Lexington, Va. No other such lot on the market. Size 90x127 or 100x127 feet as purchaser may desire. Can build four small houses here and rent everyone at once. Elegant neighborhood. Price \$1200, or \$1500 according to size.
- No. 54** Building Lot
Desirable building lot, good residential section of Lexington, on south Main street, 93 x 210 feet. Price \$750.
- No. 55** House and Lot
House and lot on lower Main street, Lexington, now occupied. Price \$450.
- No. 56** Nice Little Home
Nice new 8 room house, including bath room, on west Washington street, Lexington, Va. Lot something like 40 x 60 feet, good pavement, and is convenient to all points. Good reason for selling. Ask to see this nice little home and get price.

- No. 57** Good New Residence
A new well built frame house, Lexington, Va., with 6 rooms and a nice cellar. Good stable and outbuildings. Nice shade, lot 75x300 feet with alley on each side. Will sell this home furnished or unfurnished and can give possession at once. This is a bargain at \$1850.00. Owner expects to remove to West.
- No. 58** Blue Grass Land
Four acres of blue grass land near Castle Hill. Price reasonable.
- No. 59** Three Acres in Town
Three acres of land in the eastern part of Lexington.
- No. 60** Modern Desirable Residence
Large desirable residence, well located, alley in rear. Property has ample room for a large family, or suitable for a boarding house. Furnace and baths. Better see about this today. It may be taken off the market. You won't object to the price.
- No. 61** Other Residences
We have some other residence property and will be glad to ask about them.
- No. 62** Six Room House
Good six room house, two large halls and cellar. Outbuildings in good repair. Lot about 45x155 feet. This is good property and is now rented. Call and ask for price.
- No. 63** Residence and 2 Acres
Good frame residence with nice yard and something like two acres of land. Worth looking at. Will make anyone a nice home. A short distance from the corporate limits of Lexington. Call and we will give you description and price.
- No. 64** Farm of 206 Acres
A farm of 206 acres more or less in Rockbridge County, Va., adjoining the lands of G. W. Ellinger and T. A. Brady. One mile from the road leading from Buena Vista to Natural Bridge, 8 miles from Lexington, 7 miles from Buena Vista. This is known as the James Wilson farm. About 175 acres cleared, 25 acres in wheat, 80 acres wood land, balance in grass. The land crops well and is well watered. Water in every field. "Buffalo" Creek passes the farm. Orchard of 10 acres mostly young trees. 8 room house part frame and part log in fair condition. Usual outbuildings. Barn about 30x65 feet in very good condition, new stable for 8 horses. Owner has good reason for selling. Look at this farm and let us give you price.
- No. 65** Lexington Home
7 room frame house in good repair in a desirable part of Lexington. A lot of unusual size, something like 65x140 feet. Good cellar and city water. A nice home. Price reasonable.
- No. 66** Stock of Merchandise
For sale in Rockbridge County, Va., valuable stock of merchandise. On a much traveled thoroughfare, close to railroad, splendid section, fine trade. Past office in store, near churches and high school. No trouble to rent store room. Good reason for selling.
- No. 67** Lexington Residence
Frame house with 13 rooms, on Main street, Lexington, Va., convenient to all points. Stable on lot. Lot is 110x185 feet. Apples, grapes, and fine garden. Call and let us show you this property. Price only \$2500.
- No. 69** Six Room House
Good frame house with 6 rooms and bath. Good cellar, lot is a fine one 50x330 feet, with stable. Good neighborhood and pleasant place to live. Price reasonable at \$2600.
- No. 70** Elegant Virginia Estate
One of the most desirable residence properties in the Valley of Virginia. Fine land, nice dwelling, barn and other buildings. Right at the corporate limits of a prosperous city. This is an ideal home and will not be on the market long. You should see this. It will please you. Description and price on application.
- No. 71** Small Farm \$3,000
Nice little farm of 50 acres, 45 cleared, five in grass, 5 miles from Buena Vista, 6 miles from Lexington, Va. Land is clay and limestone. Lies well, machinery can be used on all of it. Well watered, good fences, fruit for family use, 6 room house, frame and log, stable and other buildings. Good road, 2 miles to depot, church and school less than one mile. Well worth the price, \$3,000. Let us show you this farm.
- No. 72** Desirable Building Lots
A number of nice building lots close to Edmondson Avenue and facing East. Lots 50x150 feet with a 15 foot alley. Elegant view and fine section to live in. Building lots are getting scarce in Lexington. Let us show you these.
- No. 73** Small Farm
40 acres of nice farming land with improvements. Not over one mile from Buena Vista, Va. It is not often that small, convenient places are on the market. Buena Vista is a splendid market and here is your chance to buy a nice little place where you can make money. Price on application.
- No. 74** Farm in Augusta County
A farm of 282 1/2 acres at Mint Spring, Augusta County, Va., on the B. & O. R. R.; 8 room residence, barn 42x80 with basement, 150 acres in cultivation, balance just cleared of timber, new wire fences, well watered; water can be piped by gravity over house and barn, some fruit. Unusually fine fruit section. The very place to plant an orchard. Write us for price.
- No. 75** Augusta County Farm
Farm of 202 acres on the B. & O. R. R. at Mint Spring, Augusta County, Va. House and barn in fair condition. 125 acres in cultivation, balance just cleared of timber, well watered by springs; plenty of fruit for family use, no finer fruit section. Buy this and plant an orchard. Price on application.